

EXHIBIT A
Infrastructure Planning and Funding Policy
Adopted by Resolution 9/7/10

Capital Improvement Plans

Capital expenditures for unincorporated communities in the county will be significant in the next few decades as many new and upgraded facilities will be needed to meet the anticipated population growth and support strategic growth policies. An Infrastructure Planning and Funding Policy, comprehensive capital improvement plan and a budget are strategic tools that can be used to coordinate decision making and insure that capital investments promote community goals and objectives.

Infrastructure Planning and Funding Policy

The following policy should guide preparation and implementation of future Infrastructure Funding Plans for each unincorporated community in the county in order to fund necessary infrastructure projects. Adequate infrastructure is necessary to enable orderly development consistent with the County's goals of a Safe, Healthy, Livable, Prosperous and Well-Governed Community, the County's General Plan and more specifically, the adopted Strategic Growth Policies of the General Plan. It is important to maximize fairness in the allocation of costs and benefits to all affected parties. The approach that should be used is that new development will pay its fair share for the impacts that the new development bring, and the larger community should pay its fair share to resolve existing deficiencies and to provide improvements for the general benefit of the entire community.

Although infrastructure can include libraries, fire and police, jails, health services, garbage, cemeteries and other general government services, this policy is focusing on required infrastructure necessary to provide for "strategically planned communities" which are defined as urban and village areas with the following characteristics:

- Adequate resources, services and facilities for long-term growth (20 years),
- Inter-connected street systems, bicycle and pedestrian ways,
- Neighborhood areas that can accommodate a variety of housing types that are affordable to all income groups, which are located close to focal points serving daily needs,
- Adequate areas for commerce, employment, education, open space, parks, recreation, civic and social life.

To assure that strategically planned communities can be developed, this infrastructure policy will focus on roads, public transit, drainage systems, water and sewer systems, parks, and utilities. It may also be used as reference to develop funding strategies for other necessary resources, services and facilities to facilitate long term growth. The current tools available to the County to address these infrastructure needs are unable to keep pace with the demand. This often has lead to circumstances where the infrastructure is not in place or funded concurrent with the need.

In order to address the infrastructures needs, each unincorporated community in the County will have an Infrastructure Funding Plan. This Plan will:

- Promote the participation of unincorporated communities and related independent agencies in the strategies developed for the plan
- Be oriented to implement the priorities of the County General Plan including the Land Use and Circulation Elements.

- Be flexible to allow consideration of future amendments to the General Plan to implement the adopted Strategic Growth Policies and to create opportunities for development of Strategically Planned Communities
- Identify target time frames for major projects
- Require that new development fund the fair share costs of infrastructure needed to serve the new development. Flexibility in timing of funding of needed infrastructure may be considered where appropriate for individual projects.
- Provide mechanisms to consider how costs for existing deficiencies can be allocated among properties in the community based on the benefit received and where possible on a regional basis
- Identify mechanisms and strategies for assessments or taxes which can be applied to existing landowners and residents, consistent with the benefit received so as to fund new infrastructure
- Provide a process where the county and communities will provide for subsequent reimbursement to private parties who paid for more than their fair share of needed infrastructure.
- Propose appropriate funding mechanisms such as impacts fees, community finance districts, developer agreements, assessment districts, and sales tax overrides based on the infrastructure needed
- Use debt financing only in limited circumstances where there is a certifiable mechanism to pay for the debt and when other methods are unavailable or inappropriate
- Assign priority to fund infrastructure in areas where strategic growth is supported and occurring.

Infrastructure improvement plans will be coordinated, where appropriate, with the County Capital Improvement Program (CIP).